



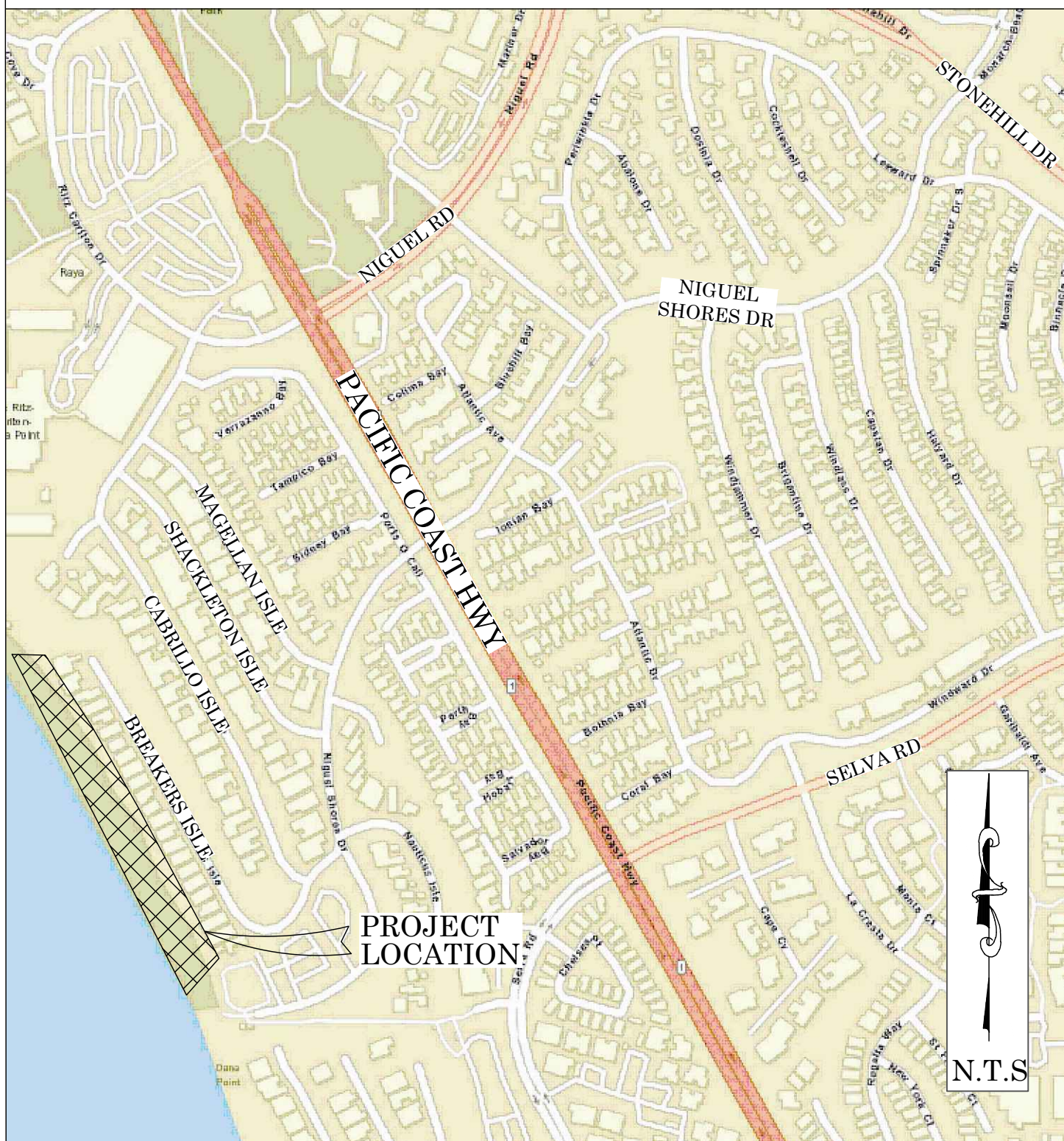
OC PUBLIC WORKS DEPARTMENT  
KEVIN ONUMA, DIRECTOR OF PUBLIC WORKS



DANA POINT NIGUEL SHORES

2025 MONITORING SURVEY

LOCATION MAP



SENIOR LAND SURVEYOR'S STATEMENT:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT, THIS 6 DAY OF MAY, 2025.

*Michael Kubisty*

MICHAEL KUBISTY, PLS. SENIOR LAND SURVEYOR



SENIOR LAND SURVEYOR'S STATEMENT:

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH THE PROFESSIONAL LAND SURVEYORS' ACT; THIS 6 DAY OF MAY, 2025.

JESOM MORENO, PLS. SENIOR LAND SURVEYOR



U.S. Survey  
Foot

OC Public Works  
OC Survey/Field Services  
Boundary Analysis & Mapping

CP #2016  
FOUND 2" IRON PIPE WITH 2-1/2"  
INCH PUNCHED ALUMINUM DISK  
STAMPED "ORANGE COUNTY  
SURVEYOR" DOWN 1.3' IN SAND  
N: 2118904.192  
E: 6113331.230

PROJECT  
SITE

CP #2012  
FOUND 2" IRON PIPE & 2-1/2" PUNCHED  
BRASS DISK STAMPED "ORANGE COUNTY  
SURVEYOR" PARTIALLY ILLEGIBLE DOWN  
0.8' IN DIRT  
N: 2117654.979  
E: 6114025.426

FOUND CGPS "P471"  
N: 2150592.811  
E: 6168441.074  
THIS IS A CONTINUOUS OPERATING  
GLOBAL POSITIONING SYSTEM (CGPS)  
AND IS PART OF THE CALIFORNIA  
SPATIAL REFERENCE SYSTEM (CSRS).

BASIS OF BEARINGS  
N85°34'46.9"E  
36,896.86'



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, NAD 83, OCS (1991.35) EPOCH ADJUSTMENT, AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS GLOBAL POSITIONING STATIONS (CGPS STATIONS (SBCC) AND (P471) BEING NORTH 85°34'47" EAST AS DERIVED FROM THE COORDINATES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC) ALONG WITH DATA SHEETS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

HORIZONTAL DATUM

COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, NAD 83, OCS (1991.35) EPOCH ADJUSTMENT.

ALL DISTANCES SHOWN ARE GRID, UNLESS OTHERWISE NOTED. TO OBTAIN GROUND DISTANCES MULTIPLY GRID BY A COMBINED FACTOR OF 1.00003878.

THIS COMBINATION FACTOR WAS HELD AT: CP # 2015  
N: 2118141.083 E: 6113786.165 EL: 19.81

ALL DISTANCES ARE BASED ON THE U.S. SURVEY FOOT.

VERTICAL DATUM

O.C.S. BM. 3-MM-5-78 ELEV. = 169.256' YEAR LEVELED: 1991

NAVD 1988 (O.C.S. 1995 ADJUSTMENT)

DESCRIPTION: DESCRIBED BY OCS 2003 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "3MM-5-78R86", SET IN THE SOUTHWESTERLY CORNER OF A 4 FT. BY 11 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHEASTERLY CORNER OF THE INTERSECTION OF NIGUEL ROAD AND STONEHILL DRIVE, 42 FT. NORTHERLY OF THE CENTERLINE OF STONEHILL AND 82 FT. EASTERLY OF THE CENTERLINE OF NIGUEL. MONUMENT IS SET LEVEL WITH THE SIDEWALK

NOTES

THE SURVEY INFORMATION SHOWN HEREON IS TO BE USED FOR TOPOGRAPHIC RELATIONSHIPS ONLY AND IS NOT INTENDED FOR LAND ACQUISITION OR BOUNDARY PURPOSES. CONTROL FOR THIS PROJECT WAS BASED ON ORIGINAL SITE PLAN FOR "RESTORATION OF PHASE 1 STANDARD REVEITEMT "PROJECT #E0C70521 DATED 02/21/2023 BASED ON A TOPOGRAPHY PREPARED BY DAVID WOOLEY & ASSOCIATES DATED 10/31/2014.

SHEET INDEX

|           |                   |
|-----------|-------------------|
| SHEET NO. | DESCRIPTION       |
| SHEET 1   | TITLE SHEET       |
| SHEET 2   | BOUNDARY SHEET    |
| SHEET 3-5 | TOPOGRAPHIC SHEET |

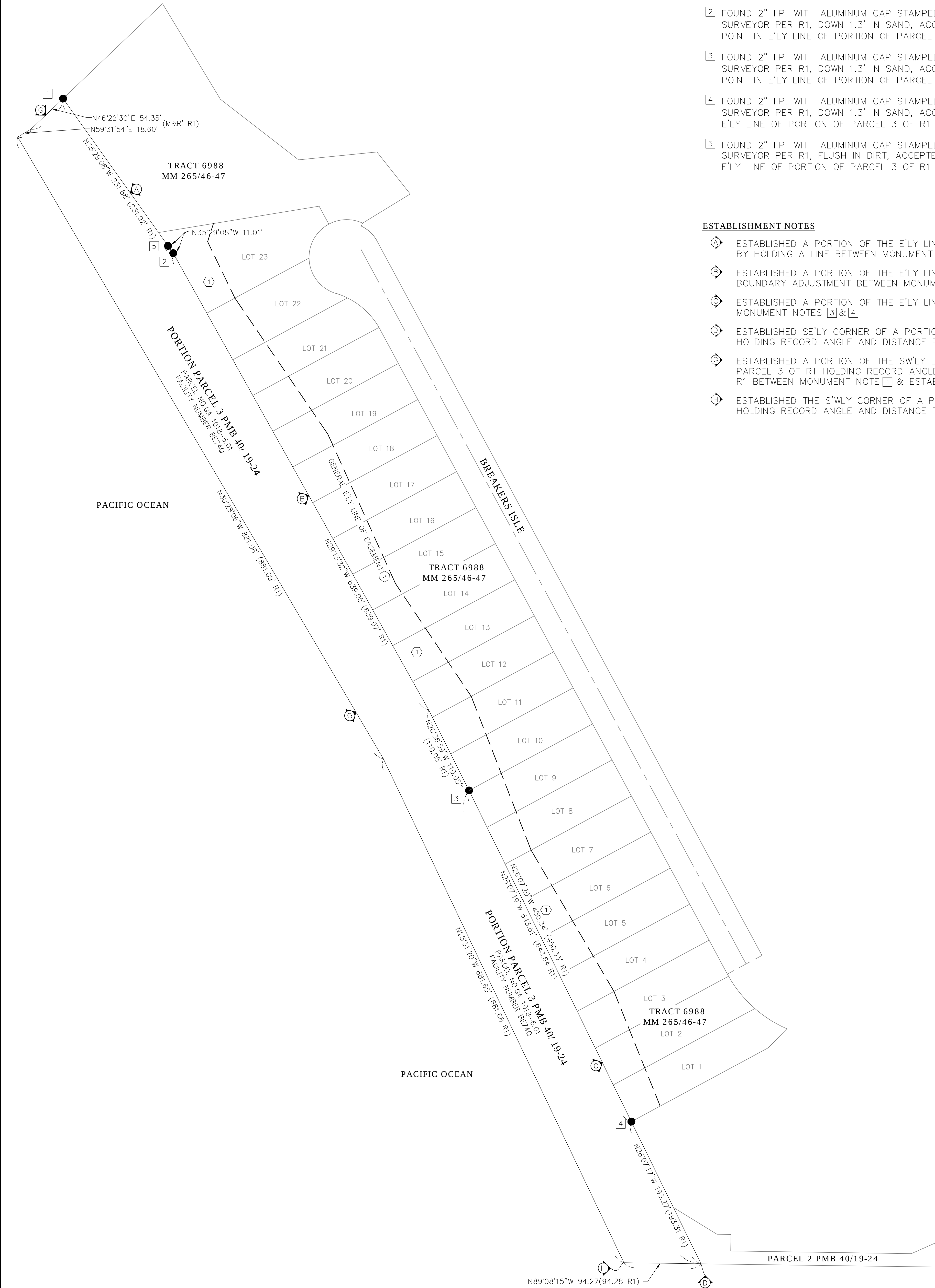
BASIS OF STATIONING

THE BASIS OF STATIONING FOR THE CONSTRUCTION ALIGNMENT SHOWN HEREIN IS 10+00 (ASSUMED) AND HELD MONUMENT #4, INCREASING N'WLY ALONG THE E'LY PROPERTY LINE OF PARCEL 3 OF PMB 40/19-24.

PURPOSE OF SURVEY

PROVIDE EXISTING CONDITIONS AND MONITORING FOR THIS PROJECT

|  |  |  |                                                                                                              |      |                     |                                               |                                       |                      |
|--|--|--|--------------------------------------------------------------------------------------------------------------|------|---------------------|-----------------------------------------------|---------------------------------------|----------------------|
|  |  |  | COUNTY OF ORANGE<br>OC PUBLIC WORKS<br>OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING                  |      |                     |                                               |                                       |                      |
|  |  |  | DANA POINT NIGUEL SHORES<br>2025 MONITORING SURVEY                                                           |      |                     |                                               |                                       |                      |
|  |  |  | TITLE SHEET                                                                                                  |      |                     |                                               |                                       |                      |
|  |  |  | PROJECT LIMITS: A PORTION OF PARCEL 3 OF PARCEL MAP BOOK 40/19-24 WESTERLY<br>OF TRACT NO. 6998 MM 265/46-47 |      |                     |                                               |                                       |                      |
|  |  |  | DATE OF SURVEY: 04/23/2025                                                                                   |      | BY: J. RUSSO & CREW |                                               | SHEET NO.<br><br>1<br><br>of<br><br>5 |                      |
|  |  |  | MAPPING                                                                                                      |      | BY: L. ISLAS        |                                               |                                       |                      |
|  |  |  | OFFICE CHECK                                                                                                 |      | BY: M. KUBISTY, PLS |                                               |                                       |                      |
|  |  |  | FIELD CHECK                                                                                                  |      | BY: J. RUSSO & CREW |                                               |                                       |                      |
|  |  |  | MARK                                                                                                         | DATE | ITEM                | SCALE: N.T.S.                                 | W.O. #EC41908                         | FILE # 2223PW-CM0030 |
|  |  |  | REVISIONS                                                                                                    |      |                     | FILE: DANA PT NIGUEL SHORES_AS_BUILT_2025.DWG |                                       |                      |



MONUMENT NOTES

- 1
- FOUND 2" I.P. WITH ALUMINUM CAP STAMPED "ORANGE COUNTY SURVEYOR PER R1 DOWN 1.3' IN SAND, ACCEPTED AS N'LY CORNER OF PORTION OF PARCEL 3 OF R1
- 2
- FOUND 2" I.P. WITH ALUMINUM CAP STAMPED "ORANGE COUNTY SURVEYOR PER R1, DOWN 1.3' IN SAND, ACCEPTED AS ANGLE POINT IN E'LY LINE OF PORTION OF PARCEL 3 OF R1
- 3
- FOUND 2" I.P. WITH ALUMINUM CAP STAMPED "ORANGE COUNTY SURVEYOR PER R1, DOWN 1.3' IN SAND, ACCEPTED AS ANGLE POINT IN E'LY LINE OF PORTION OF PARCEL 3 OF R1
- 4
- FOUND 2" I.P. WITH ALUMINUM CAP STAMPED "ORANGE COUNTY SURVEYOR PER R1, DOWN 1.3' IN SAND, ACCEPTED AS POINT IN E'LY LINE OF PORTION OF PARCEL 3 OF R1
- 5
- FOUND 2" I.P. WITH ALUMINUM CAP STAMPED "ORANGE COUNTY SURVEYOR PER R1, FLUSH IN DIRT, ACCEPTED AS POINT ON E'LY LINE OF PORTION OF PARCEL 3 OF R1

ESTABLISHMENT NOTES

- A
- ESTABLISHED A PORTION OF THE E'LY LINE OF PARCEL 3 OF R1 BY HOLDING A LINE BETWEEN MONUMENT NOTES 1&2
- B
- ESTABLISHED A PORTION OF THE E'LY LINE OF R1 BY GRANT BOUNDARY ADJUSTMENT BETWEEN MONUMENT NOTES 2&3
- C
- ESTABLISHED A PORTION OF THE E'LY LINE OF R1 BETWEEN MONUMENT NOTES 3&4
- D
- ESTABLISHED SE'LY CORNER OF A PORTION OF PARCEL 3 BY HOLDING RECORD ANGLE AND DISTANCE PER R1
- E
- ESTABLISHED A PORTION OF THE SW'LY LINE OF A PORTION OF PARCEL 3 OF R1 HOLDING RECORD ANGLES AND DISTANCES PER R1 BETWEEN MONUMENT NOTE 1 & ESTABLISHMENT NOTE D
- F
- ESTABLISHED THE S'WLY CORNER OF A PORTION OF PARCEL 3 BY HOLDING RECORD ANGLE AND DISTANCE PER R1

EASEMENT NOTES

- 1
- EASEMENT FOR RESERVED FOR PEDESTRIAN WALKWAY & MAINTENANCE PURPOSES PER R2

NOTES

UN-ANNOTATED LINES SHOWN IN GREY ARE NOT ESTABLISHED BY THIS SURVEY AND ARE FOR GRAPHICAL REPRESENTATION ONLY

MEASURE DISTANCES ARE GRID, ( SEE TITLE SHEET ) RECORD DISTANCES SHOWN HEREON ARE AS THEY APPEAR ON THE DOCUMENT OF RECORD. DISTANCES MAY BE EITHER GRID OR GROUND, AS PER SAID RECORD.

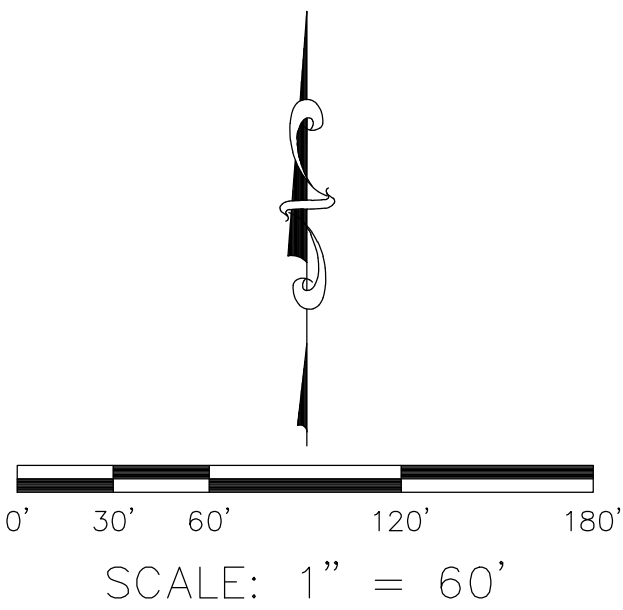
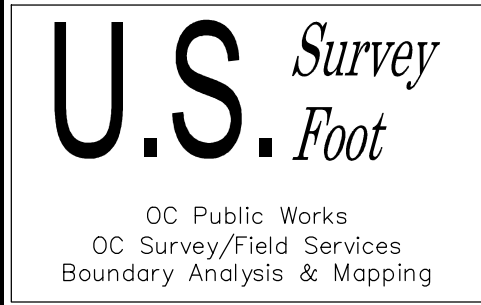
REFERENCE DOCUMENTS IN THE REFERENCE LEGEND ARE LIVE HYPERLINKS TO SAID DOCUMENT.

LEGEND

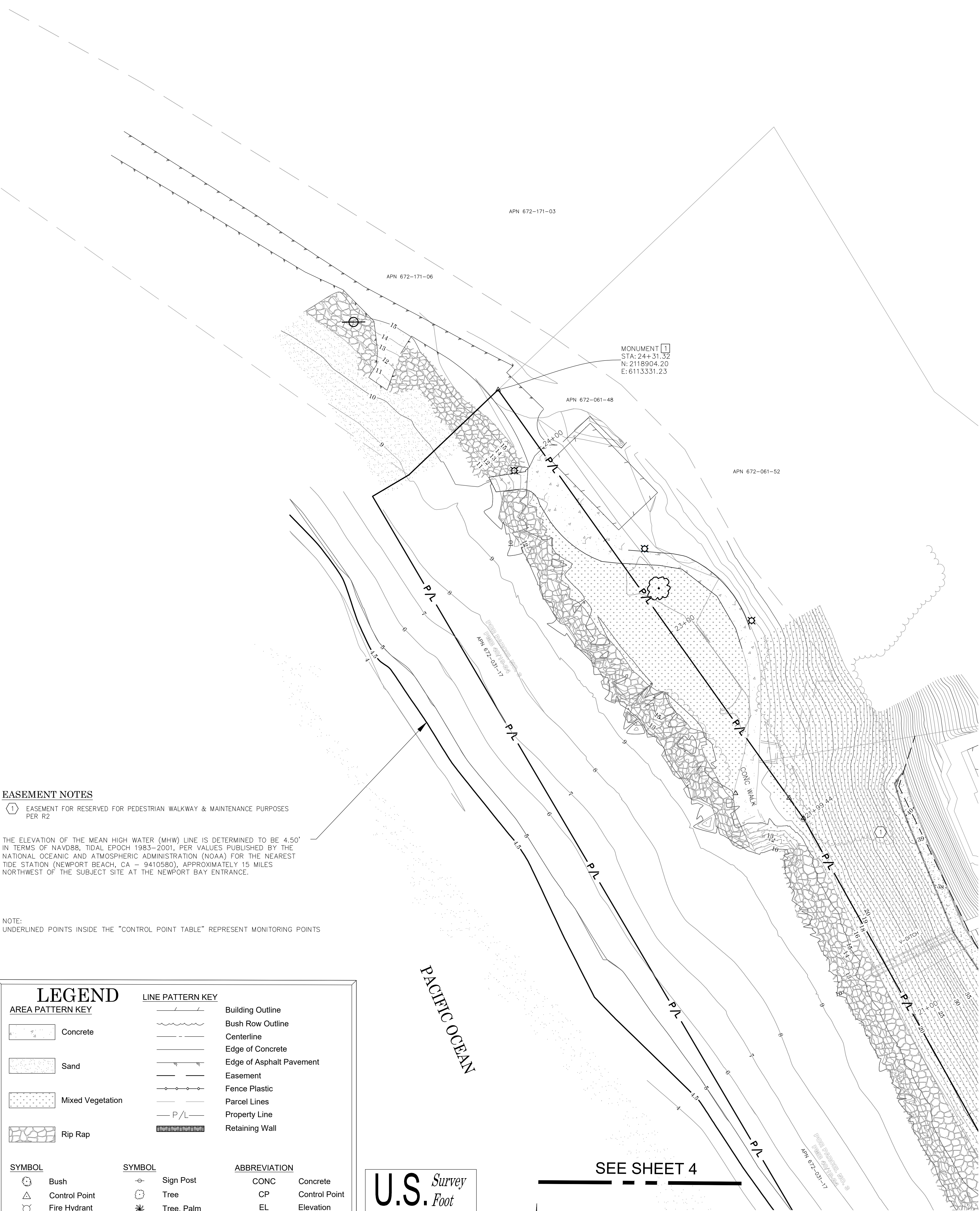
- 
- FOUND MONUMENT AS NOTED

REFERENCES

- (R1) = PARCEL MAP BOOK 40/19-24
- (R2) = TRACT NO. 6988 MM 265/46-47



|              |      |                     |                                               |                                                                                                              |                      |
|--------------|------|---------------------|-----------------------------------------------|--------------------------------------------------------------------------------------------------------------|----------------------|
|              |      |                     |                                               | COUNTY OF ORANGE<br>OC PUBLIC WORKS<br>OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING                  |                      |
|              |      |                     |                                               | DANA POINT NIGUEL SHORES<br>REVETMENT REPAIR                                                                 |                      |
|              |      |                     |                                               | BOUNDARY SHEET                                                                                               |                      |
|              |      |                     |                                               | PROJECT LIMITS: A PORTION OF PARCEL 3 OF PARCEL MAP BOOK 40/19-24 WESTERLY<br>OF TRACT NO. 6998 MM 265/46-47 |                      |
|              |      |                     |                                               | DATE OF SURVEY: 07/13/2023                                                                                   |                      |
| MAPPING      |      | BY: OFFICE SURVEYOR |                                               |                                                                                                              |                      |
| OFFICE CHECK |      | BY: M. KUBISTY, PLS |                                               |                                                                                                              |                      |
| FIELD CHECK  |      | BY: J. RUSSO & CREW |                                               |                                                                                                              |                      |
| MARK         | DATE | ITEM                | REVISIONS                                     |                                                                                                              |                      |
|              |      |                     | SCALE: 1" = 60'                               | W.O. #EC41908                                                                                                | FILE # 2223PW-CM0030 |
|              |      |                     | FILE: DANA PT NIGUEL SHORES BOUNDARY 2023.DWG |                                                                                                              |                      |



EASEMENT NOTES

① EASEMENT FOR RESERVED FOR PEDESTRIAN WALKWAY & MAINTENANCE PURPOSES PER R2

THE ELEVATION OF THE MEAN HIGH WATER (MHW) LINE IS DETERMINED TO BE 4.50' IN TERMS OF NAVD88, TIDAL EPOCH 1983-2001, PER VALUES PUBLISHED BY THE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) FOR THE NEAREST TIDE STATION (NEWPORT BEACH, CA - 9410580), APPROXIMATELY 15 MILES NORTHWEST OF THE SUBJECT SITE AT THE NEWPORT BAY ENTRANCE.

NOTE:  
UNDERLINED POINTS INSIDE THE "CONTROL POINT TABLE" REPRESENT MONITORING POINTS

LEGEND

AREA PATTERN KEY



Concrete



Sand

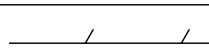


Mixed Vegetation



Rip Rap

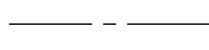
LINE PATTERN KEY



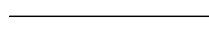
Building Outline



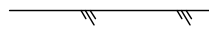
Bush Row Outline



Centerline



Edge of Concrete



Edge of Asphalt Pavement



Easement



Fence Plastic



Parcel Lines



Property Line



Retaining Wall

SYMBOL



Bush



Control Point



Fire Hydrant



Column



Light Pole

SYMBOL



Sign Post



Tree



Tree, Palm



Valve Undefined

ABBREVIATION

CONC

Concrete

CP

Control Point

EL

Elevation

FD

Found

U.S. Survey Foot

OC Public Works  
OC Survey/Field Services  
Boundary Analysis & Mapping

SEE SHEET 4

| CONTROL POINT TABLE |            |            |           |                                                                                                              |
|---------------------|------------|------------|-----------|--------------------------------------------------------------------------------------------------------------|
| POINT NO.           | NORTHING   | EASTING    | ELEVATION | DESCRIPTION                                                                                                  |
| 2016                | 2118904.20 | 6113331.23 | 15.23     | FOUND 2" IRON PIPE WITH 2-1/2" INCH PUNCHED ALUMINUM DISK STAMPED "ORANGE COUNTY SURVEYOR" DOWN 1.3' IN SAND |
| 2011                | 2118724.36 | 6113459.46 | 14.83     | FOUND 2" IRON PIPE & 2-1/2" PUNCHED ALUMINUM DISK STAMPED "ORANGE COUNTY SURVEYOR" DOWN 1.6' IN DIRT         |
| 2010                | 2118715.38 | 6113465.84 | 15.34     | FOUND 2" IRON PIPE & 2-1/2" PUNCHED ALUMINUM DISK STAMPED "ORANGE COUNTY SURVEYOR" DOWN 1.6' IN DIRT         |
| 2008                | 2118726.42 | 6113435.89 | 15.29     | SET LEAD BRASS PIN & 1-1/4" STEEL TAG STAMPED "ORANGE COUNTY SURVEYOR GP" FLUSH IN CONCRETE SIDEWALK         |

0' 10' 20' 40' 60'

SCALE: 1" = 20'  
CONTOUR INTERVAL: 1'

|           |  |  |                                                                                                              |  |                      |  |
|-----------|--|--|--------------------------------------------------------------------------------------------------------------|--|----------------------|--|
|           |  |  | COUNTY OF ORANGE<br>OC PUBLIC WORKS<br>OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING                  |  |                      |  |
|           |  |  | DANA POINT NIGUEL SHORES<br>2025 MONITORING SURVEY                                                           |  |                      |  |
|           |  |  | TOPOGRAPHIC MAP                                                                                              |  |                      |  |
|           |  |  | PROJECT LIMITS: A PORTION OF PARCEL 3 OF PARCEL MAP BOOK 40/19-24 WESTERLY<br>OF TRACT NO. 6998 MM 265/46-47 |  |                      |  |
|           |  |  | DATE OF SURVEY:04/23/2025                                                                                    |  | BY:J. RUSSO & CREW   |  |
|           |  |  | MAPPING                                                                                                      |  | BY:I. ISLAS          |  |
|           |  |  | OFFICE CHECK                                                                                                 |  | BY:M. KUBISTY, PLS   |  |
|           |  |  | FIELD CHECK                                                                                                  |  | BY:J. RUSSO & CREW   |  |
|           |  |  | SCALE:1"=20'                                                                                                 |  | W.O. #EC41908        |  |
|           |  |  | FILE:DANA PT NIGUEL SHORES,AS BUILT_2025.DWG                                                                 |  | FILE # 2223PW-CM0030 |  |
| REVISIONS |  |  |                                                                                                              |  |                      |  |

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